

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
			PJs in State:	20			
Program Progress:							
% of Funds Committed	98.04 %	93.90 %	9	96.48 %	57	62	
% of Funds Disbursed	92.72 %	86.15 %	6	89.00 %	64	65	
Leveraging Ratio for Rental Activities	5.2	3.22	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.76 %	87.41 %	14	83.25 %	29	39	
% of Completed CHDO Disbursements to All CHDO Reservations***	84.34 %	69.56 %	6	70.99 %	68	71	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.38 %	87.64 %	13	81.75 %	30	30	
% of 0-30% AMI Renters to All Renters***	54.76 %	52.88 %	9	45.84 %	64	66	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.05 %	97.65 %	17	96.12 %	26	23	
Overall Ranking:			In State:	5 / 20	Nationally:	75 77	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,671	\$26,943		\$27,889	168 Units	65.40 %	
Homebuyer Unit	\$23,306	\$17,368		\$15,632	89 Units	34.60 %	
Homeowner-Rehab Unit	\$0	\$22,772		\$21,037	0 Units	0.00 %	
TBRA Unit	\$0	\$5,496		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westland MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$54,597	\$52,842	\$0
State:*	\$79,291	\$74,352	\$19,550
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 3.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.05

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	77.8	49.4	0.0	0.0
Black/African American:	13.9	47.2	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.6	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.6	0.0	0.0	0.0
Asian and White:	0.6	0.0	0.0	0.0
Black/African American and White:	1.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.6	0.0	0.0	0.0
Other Multi Racial:	0.6	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	3.8	3.4	0.0	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	34.2	40.4	0.0	0.0
2 Persons:	15.2	23.6	0.0	0.0
3 Persons:	18.4	21.3	0.0	0.0
4 Persons:	19.0	5.6	0.0	0.0
5 Persons:	7.6	4.5	0.0	0.0
6 Persons:	5.1	4.5	0.0	0.0
7 Persons:	0.6	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	30.4	41.6	0.0	0.0
Elderly:	4.4	2.2	0.0	0.0
Related/Single Parent:	33.5	32.6	0.0	0.0
Related/Two Parent:	21.5	19.1	0.0	0.0
Other:	10.1	4.5	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	32.3	0.0 [#]
HOME TBRA:	0.0	
Other:	15.8	
No Assistance:	51.9	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westland State: MI Group Rank: 75
 (Percentile)
 State Rank: 5 / 20 PJs Overall Rank: 77
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	91.76	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	84.34	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.38	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	94.05	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.18	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

